

with
Compliments



Yas! Andrew Burtin

*Please find enclosed 2 No. copies of
the work Price quotation as requested.*

Kind regards

Soulella.



planning & design



Plot 1
Type 763
FFL: 126.20

Plot 2
Type 771
FFL: 125.75

Plot 3
Type 665
FFL: 125.75

Plot 4
Type 763
FFL: 125.30

Plot 5
Type 763
FFL: 124.95

Plot 6
Type 665
FFL: 124.50

Plot 7
Type 763
FFL: 124.05



Plot 16
Type 763
FFL: 124.60

Plot 17
Type 763
FFL: 123.00

Plot 18
Type 665
FFL: 122.55

Plot 19
Type 771
FFL: 122.55

Plot 20
Type 763
FFL: 122.10

Plot 21
Type 628
FFL: 121.83

Plot 22
Type 628
FFL: 120.93

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Aerial View

Development Overview

This document has been prepared on behalf of keepmoat Homes Limited to support a Full Planning Application for the creation of 43no. residential dwellings off Larch Place, Barnsley.

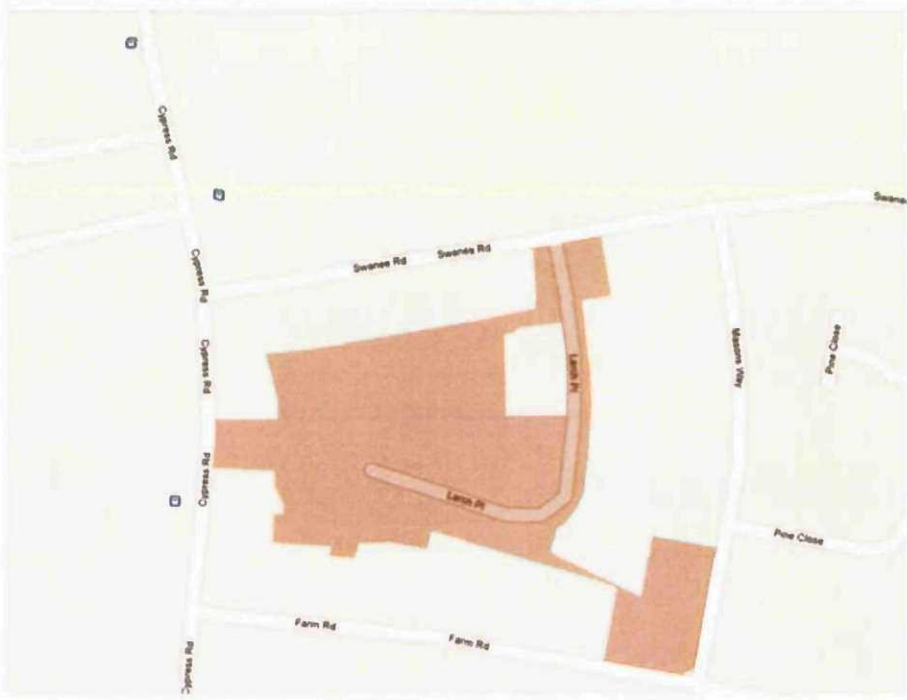
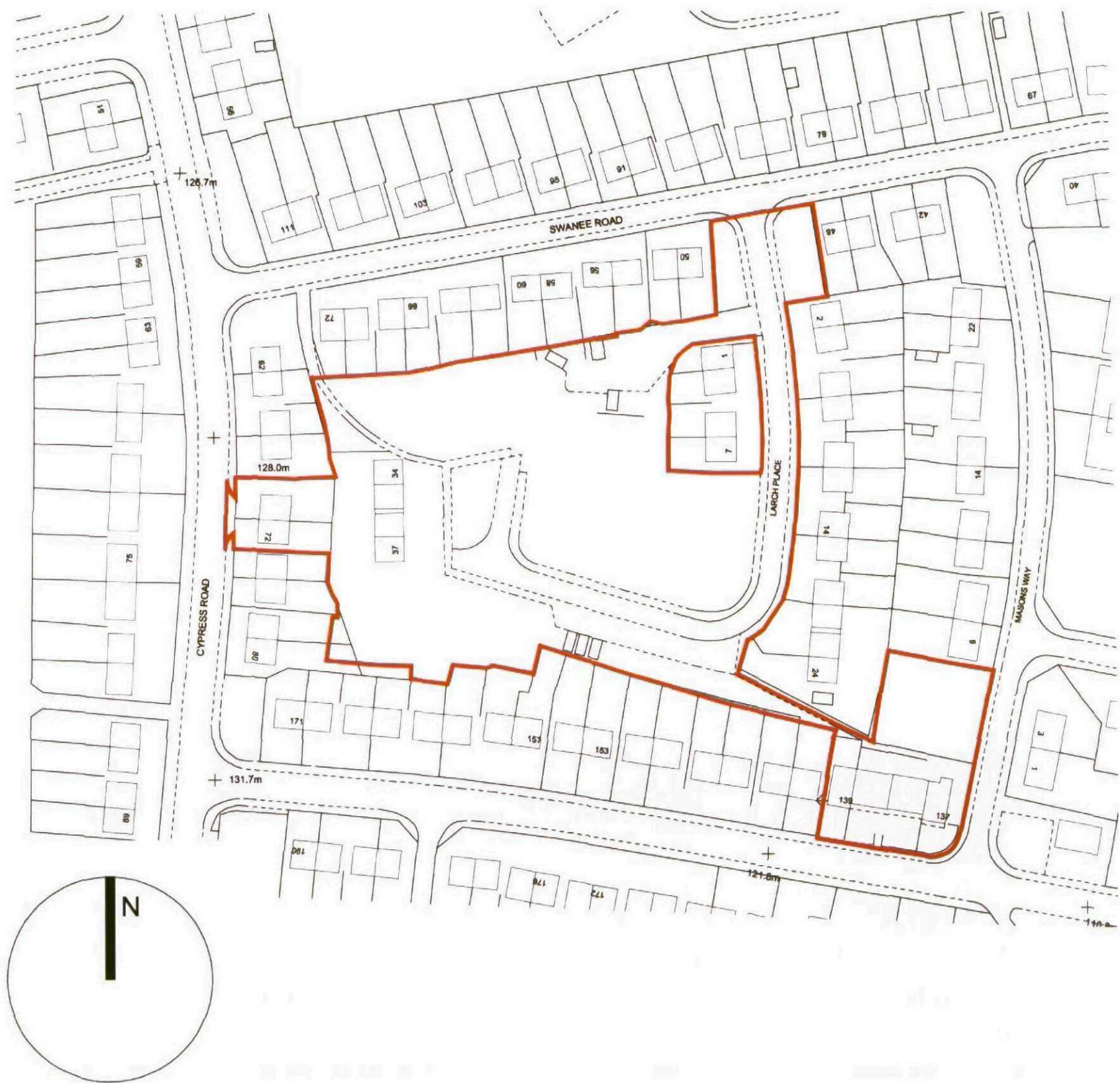
The application site measures 1.08 Ha and consists of 2 storey semi detached, detached and mews style properties.

The site is located to the north and south side of Larch Place, which is approximately 3.0 miles away from Barnsley centre.

This document should be read in conjunction with the Design and Access Statement ref : 11008 / DA:001



Extract of proposed street scenes



Map View (NTS)



Aerial View (NTS)



Site Layout



- Key:
- Denotes proposed tree planting
 - Denotes grass
 - Hatched area to be offered as rear garden extensions to existing properties.
 - Denotes contrasting surface
 - Denotes 1.8m high screen wall
 - Denotes 1.8m high screen fence
 - Denotes 1.0m high railings
 - Denotes 0.9m high plot divisional fence

Schedule Of Accommodation			
House Type		Size	No.
665	2 Bed Semi / Terrace	665 SqFt	6No.
763	3 Bed Semi / Terrace	763 SqFt	21No.
771	3 Bed Terrace	771 SqFt	5No.
828	3 Bed Detached / Semi	828 SqFt	6No.
843	3 Bed Detached	843 SqFt	1No.
844	3 Bed Detached	843 SqFt	4No.
Total		33,051 sqft	43No

Scale: NTS @ A3



Plot 1
Type 763
FFL: 126.20

Plot 2
Type 771
FFL: 125.75

Plot 3
Type 665
FFL: 125.75

Plot 4
Type 763
FFL: 125.30

Plot 5
Type 763
FFL: 124.95

Plot 6
Type 665
FFL: 124.50

Plot 7
Type 763
FFL: 124.05



Plot 16
Type 763
FFL: 124.60

Plot 17
Type 763
FFL: 123.00

Plot 18
Type 665
FFL: 122.55

Plot 19
Type 771
FFL: 122.55

Plot 20
Type 763
FFL: 122.10

Plot 21
Type 828
FFL: 121.83

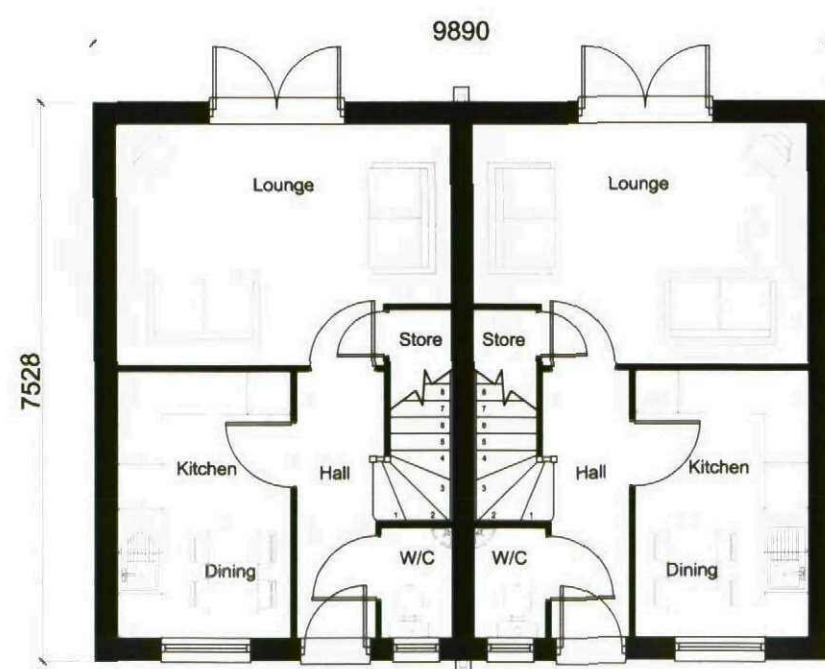
Plot 22
Type 828
FFL: 120.93



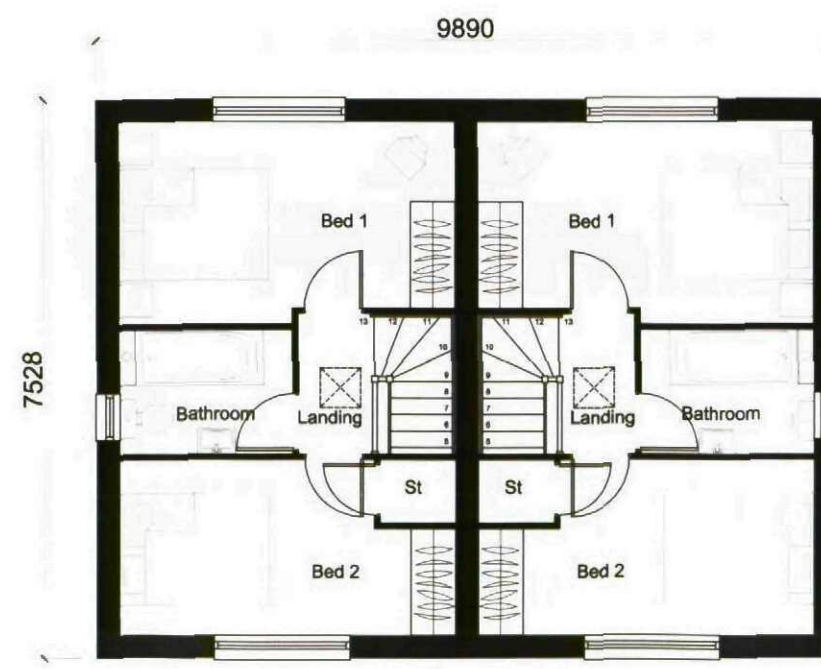
Front Elevation

Side Elevation

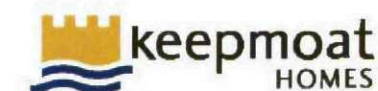
Rear Elevation



Ground Floor Plan



First Floor Plan

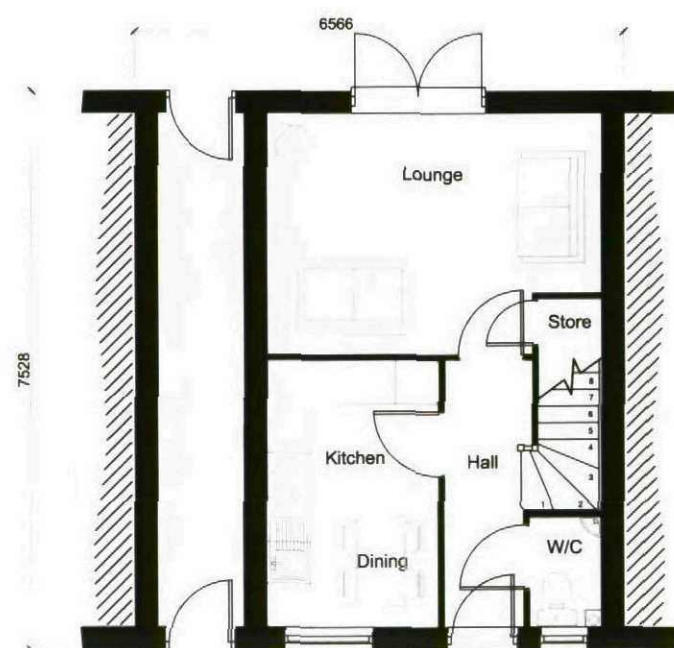


	CLIENT		DRAWING TITLE			
	Keepmoat Homes		Type 665 Floor Plans & Elevations			
	JOB	JOB NO.	DATE	STAGE	REV	
	Larch Place, Barnsley.	11008	07	Planning	---	
	MPSL Planning & Design Ltd. Commercial House, 14 West Point Enterprise Park, Clarence Avenue, Trafford Park, Manchester. M17 1QS.		SCALE	DATE	DRAWN	REV
Tel: 0161 772 1999 Email: admin@mpsldesign.co.uk		1:100		June 2011	MPSL	---
		Fax: 0161 772 1980 www.mpslgroup.com				

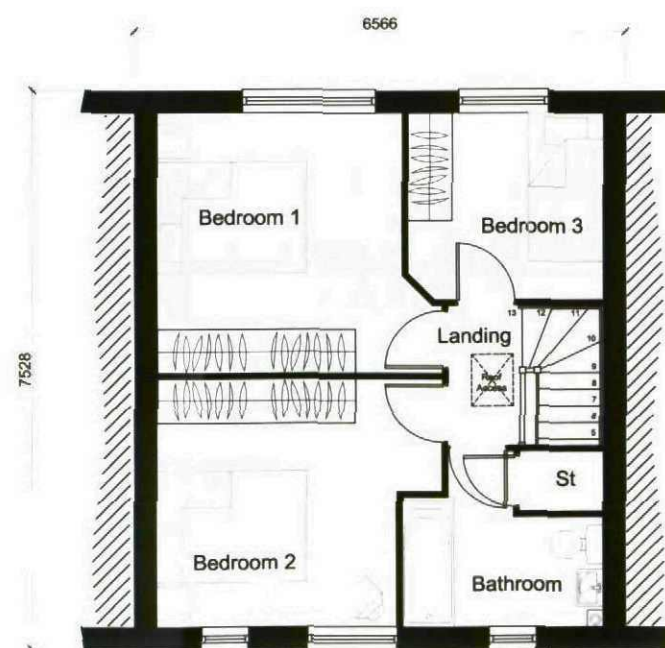


Front Elevation

Rear Elevation



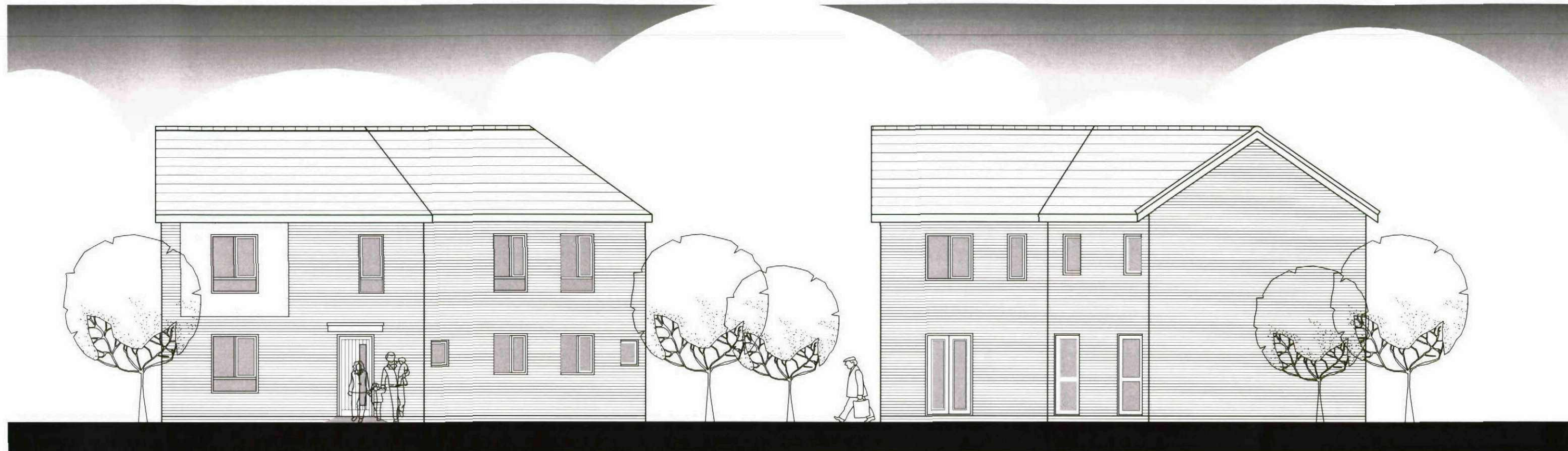
Ground Floor Plan



First Floor Plan

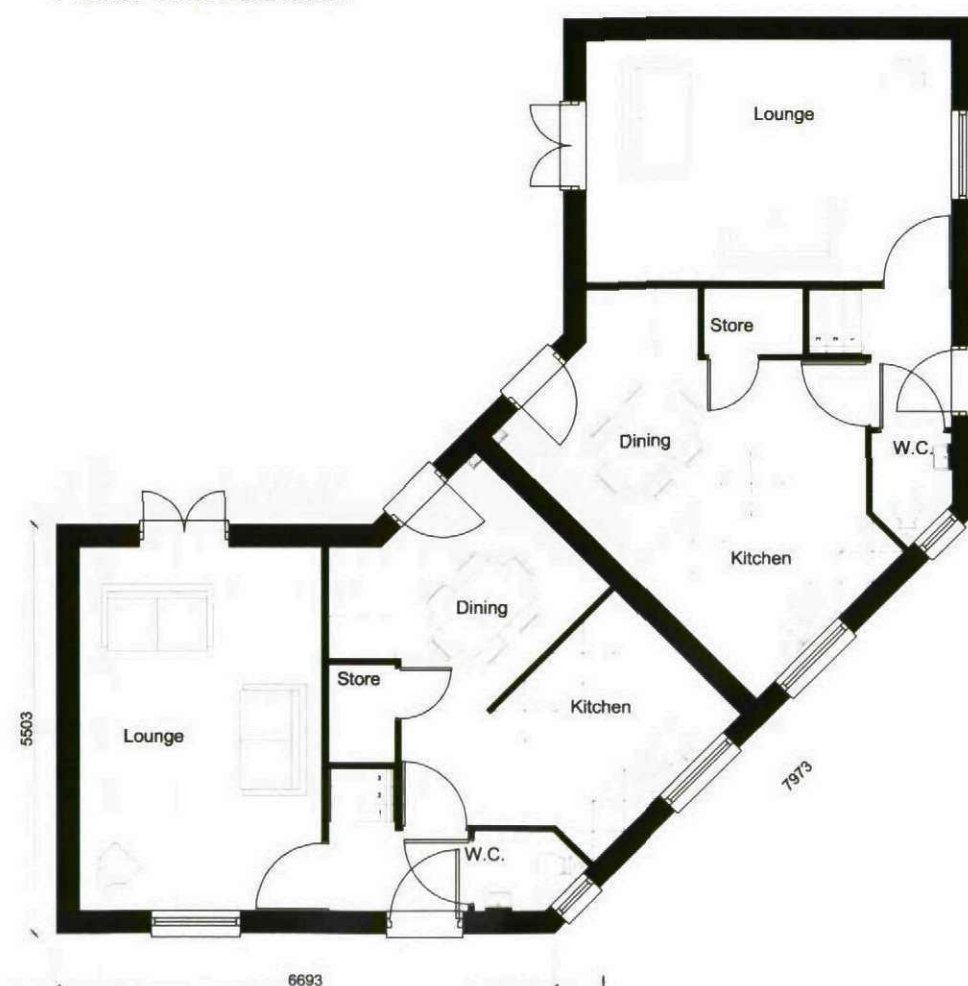


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	Tel: 0161 772 1999 Email: admin@mpsidesign.co.uk		Fax: 0161 772 1980 www.mpslgroup.com	



Front / Side Elevation

Rear / Side Elevation



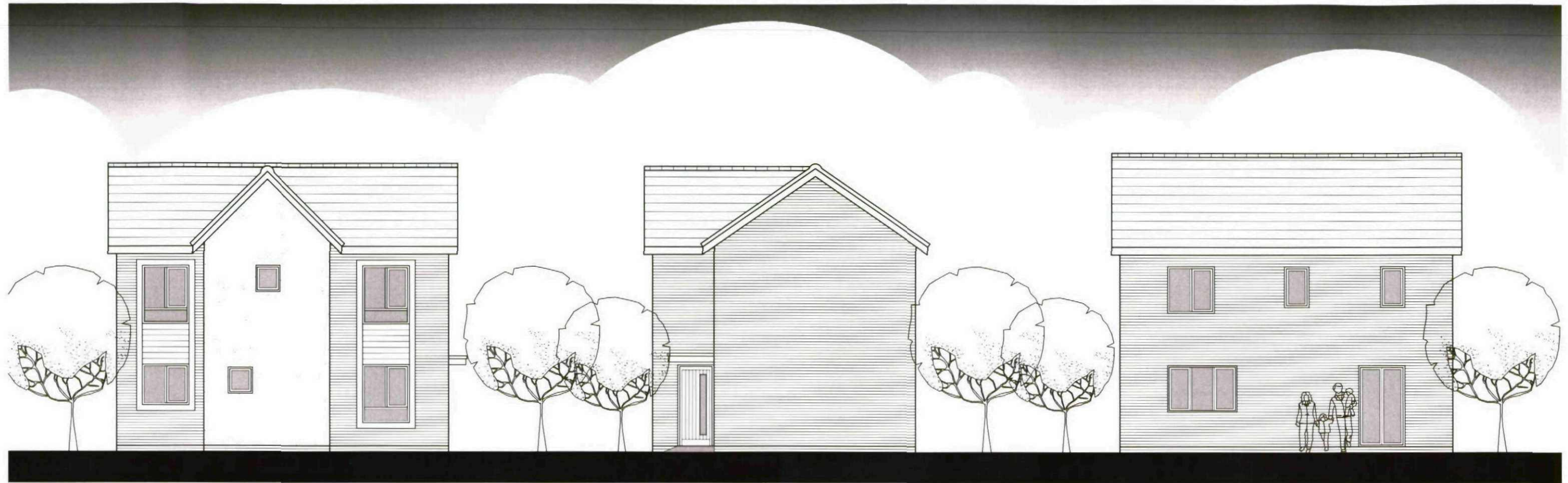
Ground Floor Plan



First Floor Plan



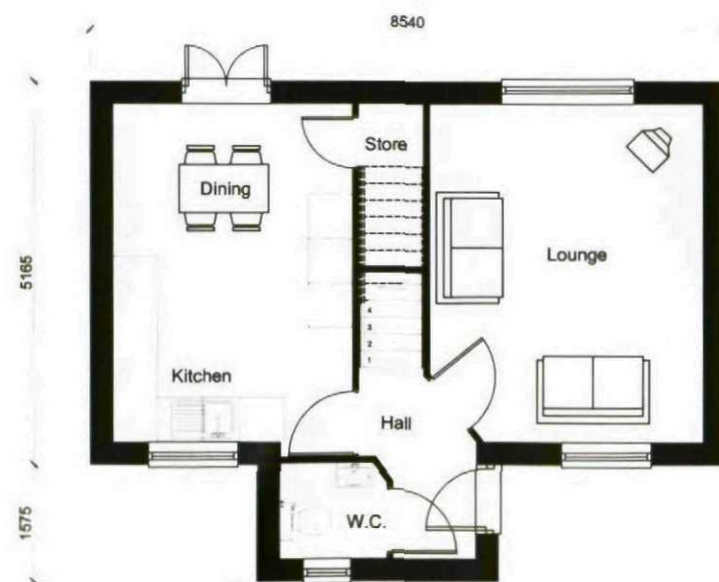
Revision					Date
A	Gables removed.				16.08.11
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	1:100	June 2011	MPSL		
MPSL Planning & Design Ltd. Commercial House, 14 West Point Enterprise Park, Clarence Avenue, Trafford Park, Manchester. M17 1QS.					
Tel: 0161 772 1999 Email: admin@mpsdesign.co.uk			Fax: 0161 772 1980 www.mpslgroup.com		



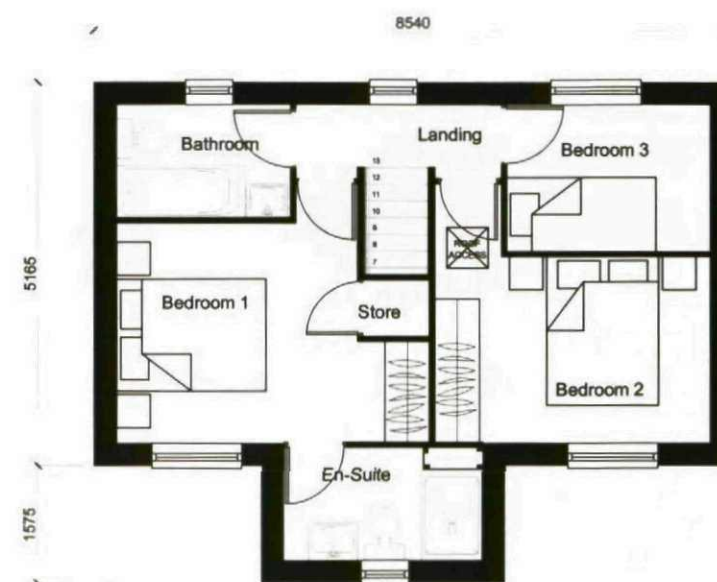
Front Elevation

Side Elevation

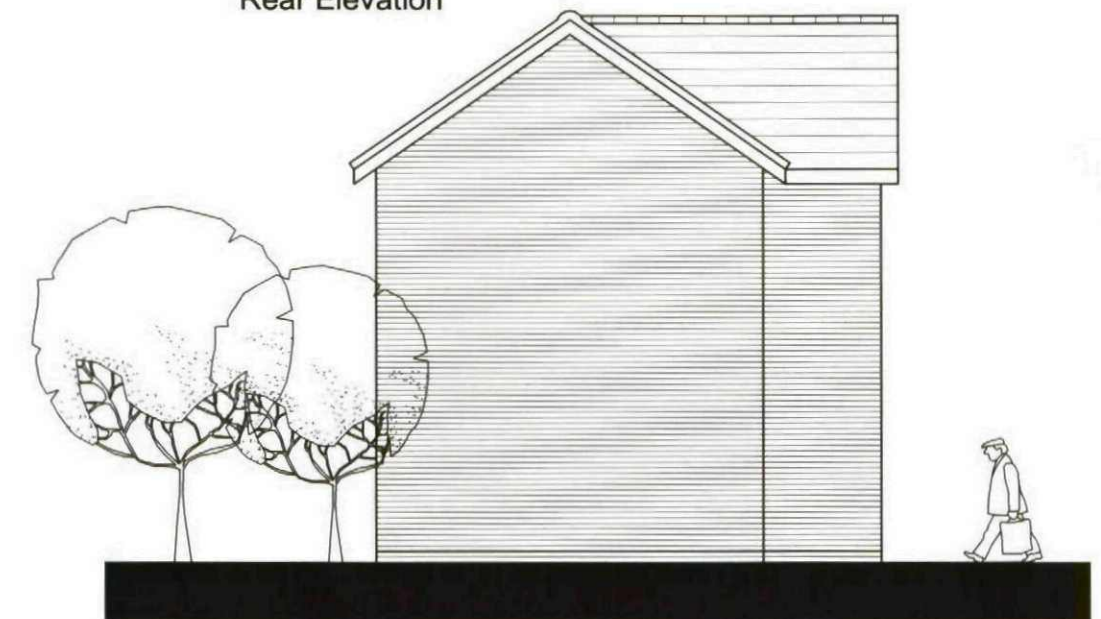
Rear Elevation



Ground Floor Plan



First Floor Plan



Side Elevation



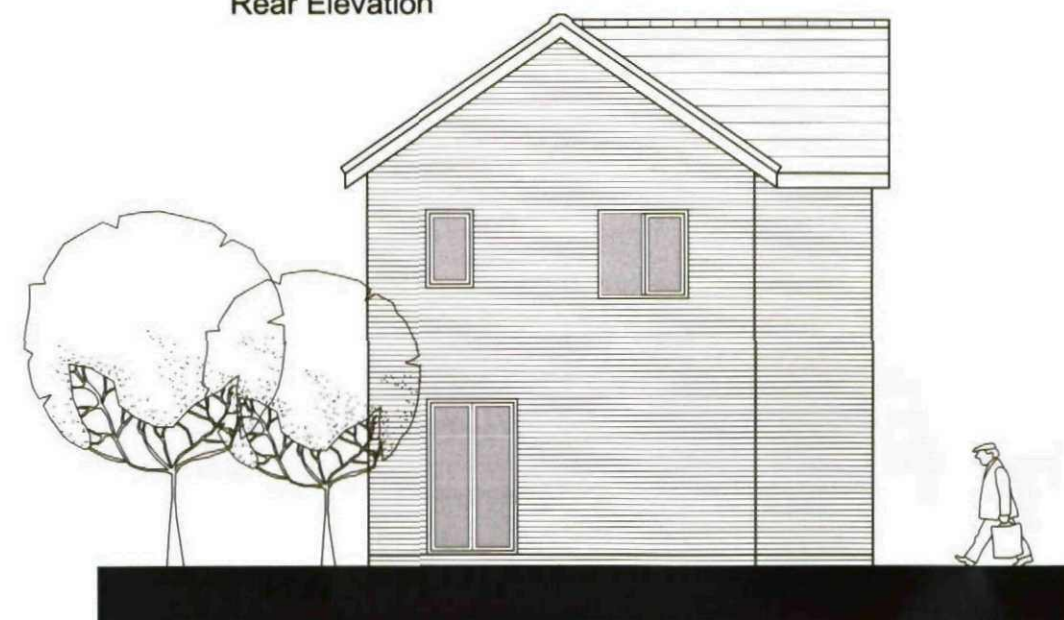
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	Tel: 0161 772 1999 Email: admin@mpsldesign.co.uk		SCALE 1:100	MP



Front Elevation

Side Elevation

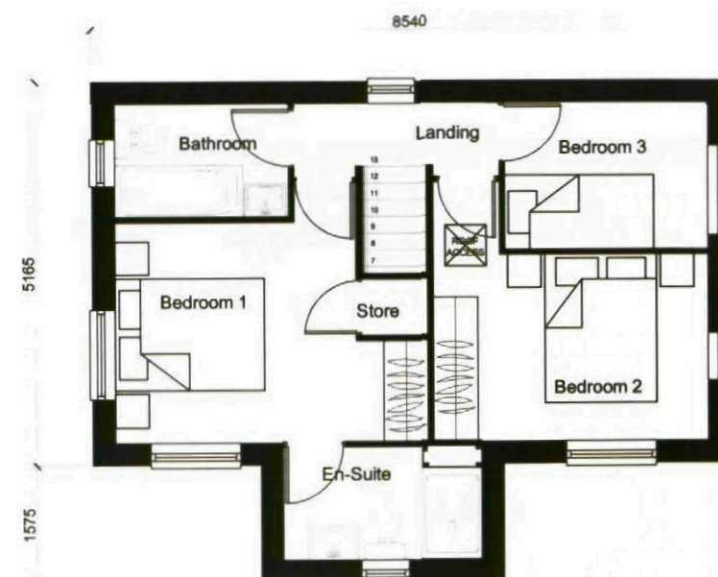
Rear Elevation



Side Elevation



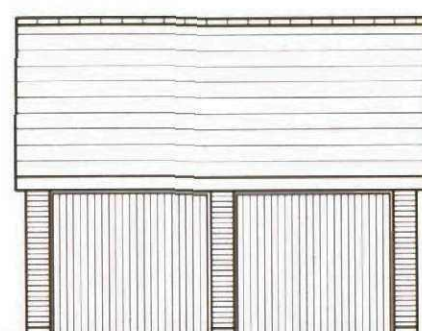
Ground Floor Plan



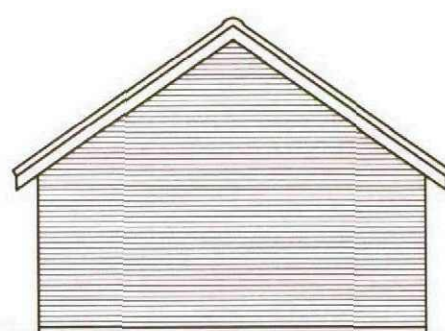
First Floor Plan



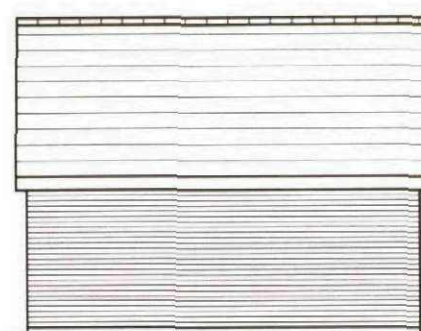
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	MPSL Planning & Design Ltd. Commercial House, 14 West Point Enterprise Park, Clarence Avenue, Trafford Park Manchester. M17 1QS.					
	Tel: 0161 772 1999 Email: admin@mpsldesign.co.uk			Fax: 0161 772 1960 www.mpslgroup.com		



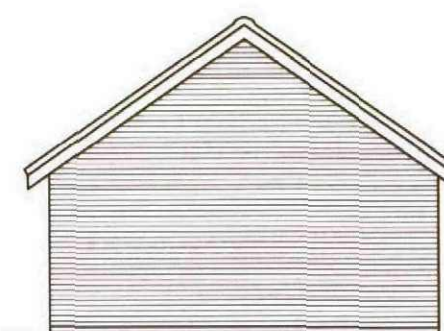
Front Elevation



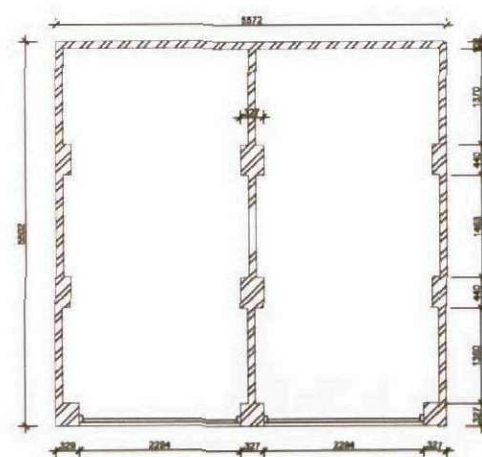
Side Elevation



Rear Elevation



Side Elevation



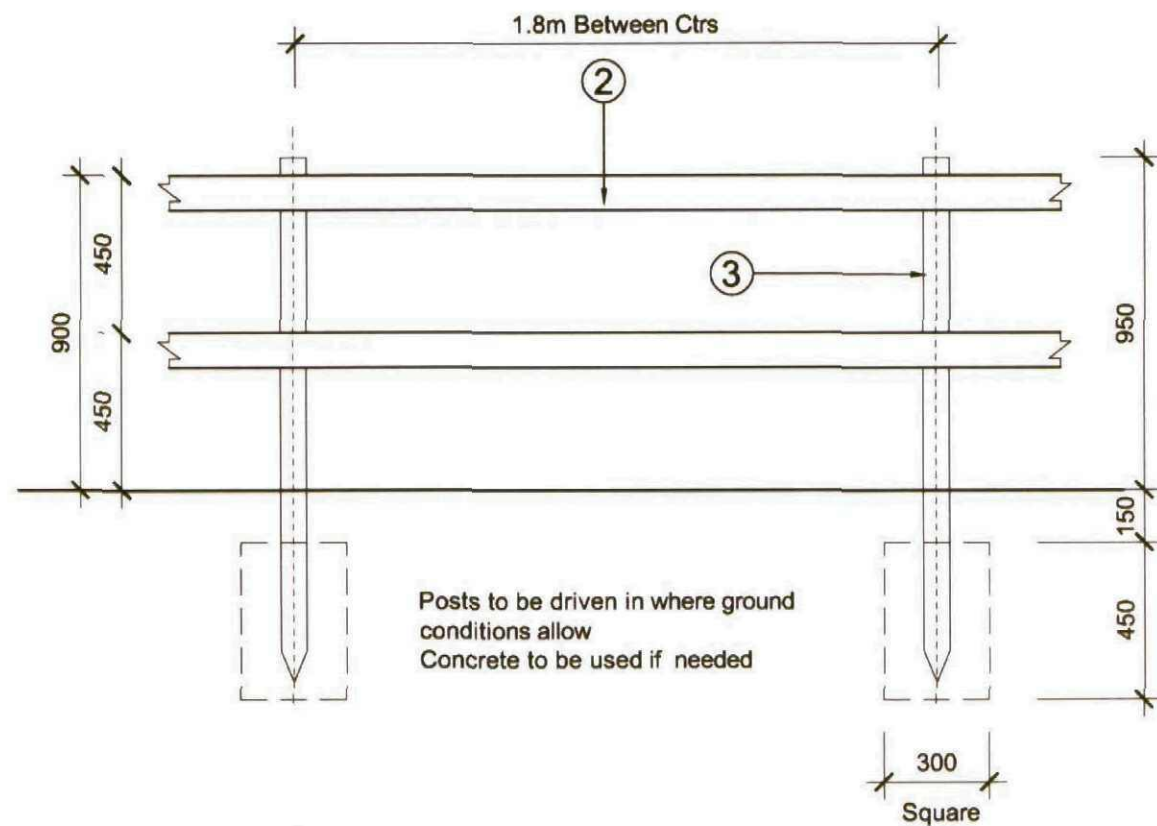
Plan



Location

900mm HIGH POST & RAIL FENCE

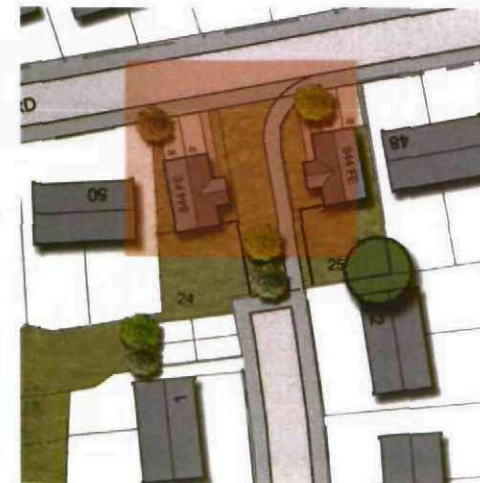
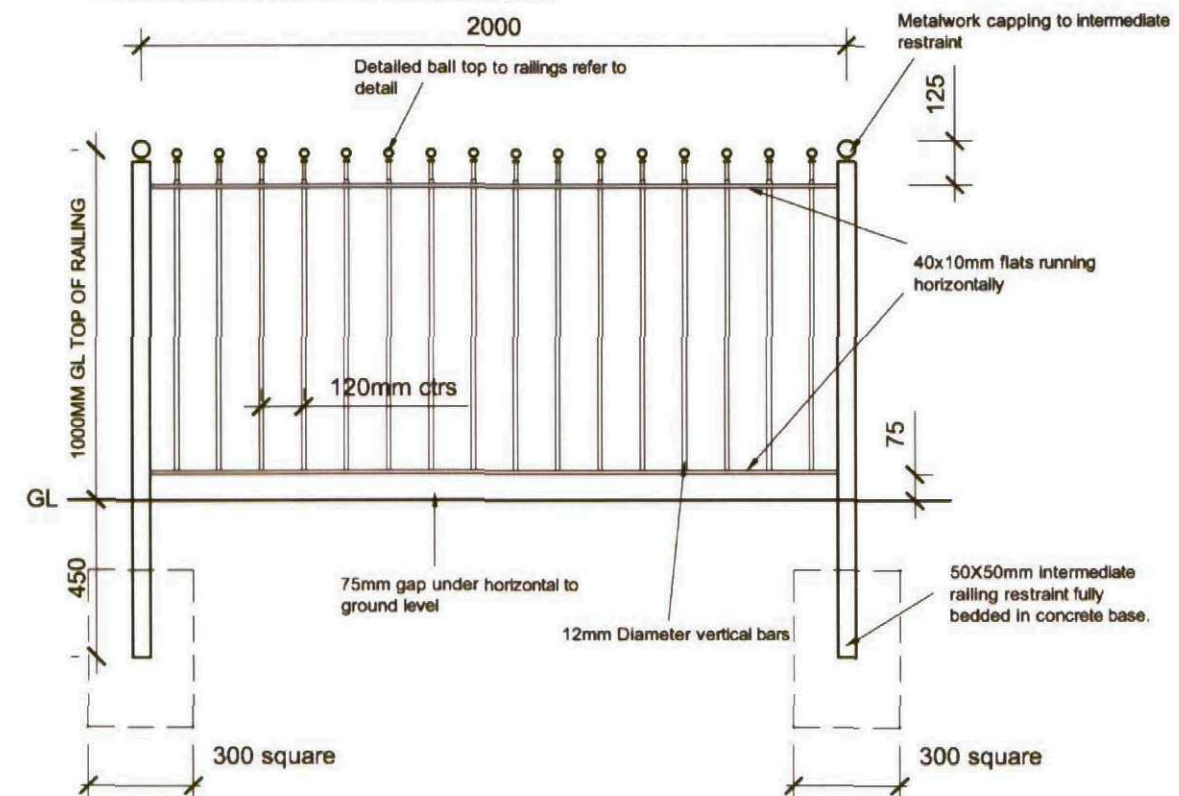
1. All fencing woodwork to be Tanatone or Tanalized 2. 100x22mm sw rails 3. 75x50mm sw posts



Location

1000mm HIGH METAL RAILING DETAIL

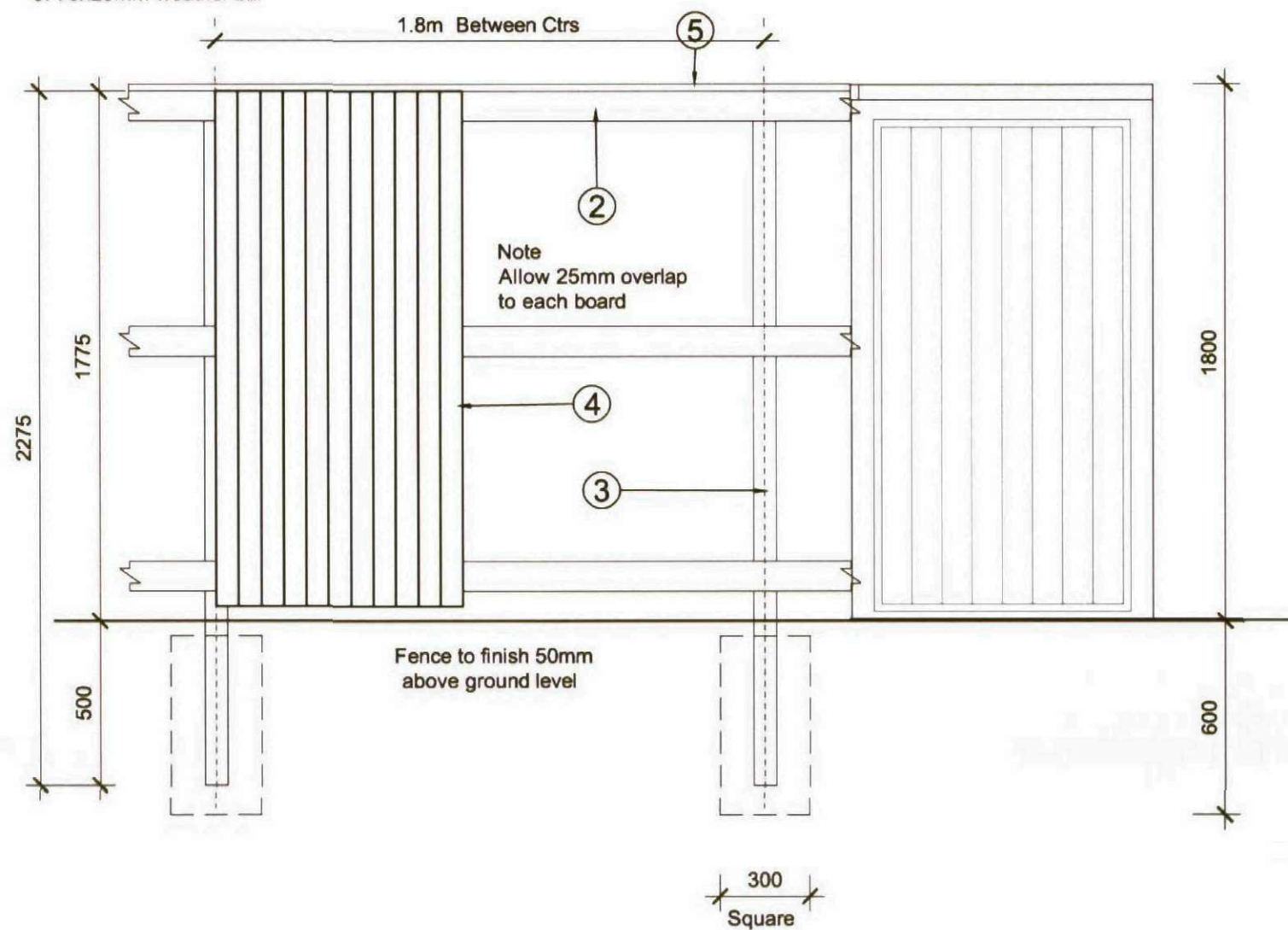
NOTE
FINISH: HOT DIP GALVANISED TO B.S. 728 OR GALVANISED AND POLYESTER POWDER COLOUR
COATED WITH AN APPROPRIATE DURABLE BLACK PAINT



Location

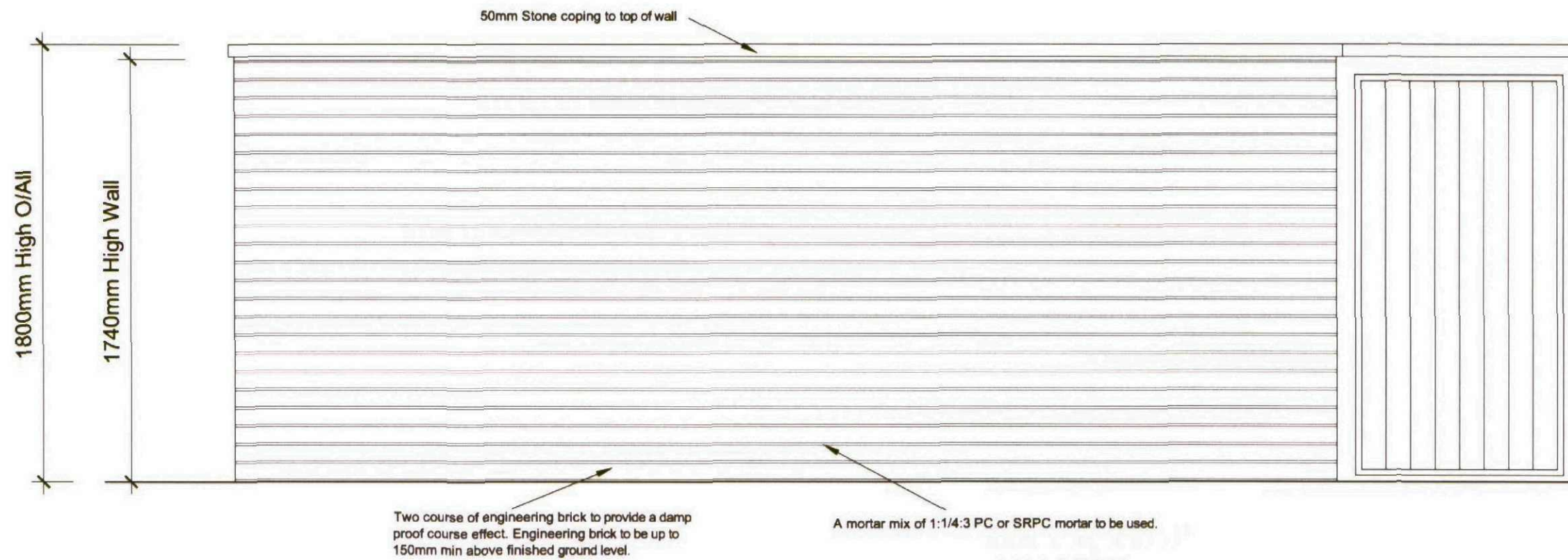
1800mm SCREEN FENCE & GATE

1. All fencing woodwork to be preservative dipped
2. 100x38mm sw rails
3. 115x75mm sw posts 2275mm length
4. 100x17x7mm min vertical boards
5. 75x25mm weather bar



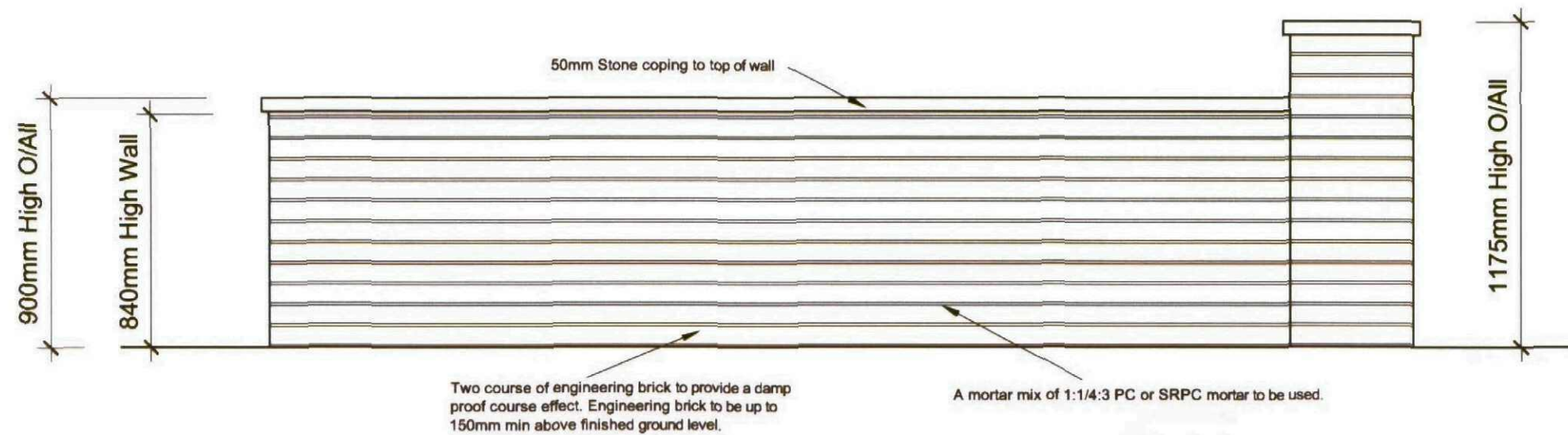
Location

1800mm SCREEN WALL



Location

900mm SCREEN WALL & PIER



Location